

**SPECIAL MEETING  
BOARD OF MAYOR AND ALDERMEN  
(PUBLIC HEARING – STREET DEDICATIONS)**

**March 02, 2021**

**6:30 p.m.**

Mayor Craig called the meeting to order.

Mayor Craig stated due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically.

The Clerk called the roll.

Present: Aldermen Cavanaugh, Stewart, Long, Roy, O'Neil, Terrio, Gamache and Hirschmann

Absent: Aldermen Sapienza, Levasseur, Porter, Shaw, Barry

Mayor Craig advised that the purpose of the special meeting is to receive comment on the acceptance of four new roads that are part of the Twin Brooks Subdivision – Double Brook Road, Creekside Drive, Whitewater Drive and Rapids Lane.

Anyone wishing to speak must give his/her name and address in a clear, loud voice for the record; each person will be given only one opportunity to speak and any questions must be directed to the Chair.

Mayor Craig called for those wishing to speak on the acceptance and dedication of the four new roads.

Alderman Sapienza stated I have a question about the length of these deadends. Are they within the regulations and is the City okay with those – Highway and Planning? It just looks to me like they are very long deadends with only one

access point. I assume these went through the proper Planning Board process.  
Can I be assured of that please?

Kevin Sheppard, Public Works Director, replied this subdivision did go through the Planning process and was reviewed by I believe all City departments including Police, Fire, Public Works and Planning.

Alderman Sapienza stated thank you. It just looks odd to me that's all. If I had to get a firetruck down to the end of one of those roads I would be a little nervous. I

Alderman Long asked did this go through the Planning or Zoning process.

Alderman Roy answered yes it did. I was on the Planning Board at the time.

Alderman Long asked are they private roads. Was that part of the site plan?

Alderman Roy replied if I remember correctly it was always planned that they would be turned over to the City after the development was finished.

*Mayor Craig advised that this being a special meeting of the Board, no further business can be presented. **Alderman Cavanaugh** moved to adjourn. **Alderman Long** duly seconded the motion. Mayor Craig called for a vote. The motion carried on a unanimous roll call vote.*

A True Record. Attest.

A handwritten signature in black ink, appearing to read "Matthew Normand". The signature is fluid and cursive, with a long horizontal stroke at the end.

City Clerk

## **DEDICATION OF:**

### ***Double Brook Road, Creekside Drive, Whitewater Drive & Rapids Lane***

**K&M DEVELOPERS, LLC**, a New Hampshire limited liability corporation having an address of 46 Lowell Road, Hudson, Hillsborough County, New Hampshire, 03051 (hereinafter "Grantor") represents to the City of Manchester, a body corporate and politic, of One City Hall Plaza, Manchester, New Hampshire 03101 (hereinafter "Grantee"), that it is the owner of the land noted as *Double Brook Road, Creekside Drive, Whitewater Drive & Rapids Lane* as shown on a plan entitled "RESIDENTIAL SUBDIVISION PLAN – TWIN BROOK SUBDIVISION" Map 823 Lot 9, Cohas Avenue, Manchester, New Hampshire; Dated: August 10, 2016. Prepared by Keach-Nordstrom Associates, Inc. Said plan is recorded at the Hillsborough County Registry of Deeds as plan #39903. Grantor's title source: Hillsborough County Registry of Deeds Book 8989 Page 1214. It is the Grantor's intent to hereby dedicate to the City of Manchester for use as a public way an area depicted on said plan and generally described as follows:

A certain tract or parcel of land situated within the Twin Brook Subdivision, being the roadways known as Double Brook Road, Creekside Drive, Whitewater Drive & Rapids Lane lying on the northerly side of Cohas Avenue in the City of Manchester, County of Hillsborough and State of New Hampshire, more particularly bounded and described as follows:

Beginning at a point on the northerly sideline of Cohas Avenue at the southwesterly corner of Map 823 Lot 9-1, at the beginning of Double Brook Road, thence;

Along a curve to the right having a radius of 18.00 feet and a length of 27.79 feet to a point, thence;

N 48° 31' 55" E for a distance of 96.27 feet to a point, thence;

Along a curve to the right having a radius of 178.00 feet and a length of 100.21 feet to a point, thence;

N 80° 47' 22" E for a distance of 62.15 feet to a point, thence;

Along a curve to the left having a radius of 225.00 feet and a length of 220.88 feet to a point at the beginning of Creekside Drive, thence;

Along a curve to the right having a radius of 18.00 feet and a length of 25.07 feet to a point at the beginning of Creekside Drive, thence;

S 75° 38' 57" E for a distance of 7.52 feet to a point, thence;

Along a curve to the left having a radius of 225.00 feet and a length of 155.17 feet to a point, thence;

N 64° 49' 57" E for a distance of 18.21 feet to a point, thence;

Along a curve to the right having a radius of 175.00 feet and a length of 138.72 feet to a point, thence;

N 69° 45' 03" E for a distance of 74.54 feet to a point, thence;

Along a curve to the left having a radius of 225.00 feet and a length of 354.69 feet to a point, thence;

N 19° 55' 39" E for a distance of 182.32 feet to a point, thence;

Along a curve to the right having a radius of 18.00 feet and a length of 28.27 feet to a point at the beginning of Whitewater Drive, thence;

S 70° 04' 21" E for a distance of 192.92 feet to a point, thence;

Along a curve to the right having a radius of 43.00 feet and a length of 36.54 feet to a point, thence;

Along a curve to the left having a radius of 60.00 feet and a length of 290.46 feet to a point, thence;

Along a curve to the right having a radius of 43.00 feet and a length of 36.54 feet to a point, thence;

N 70° 04' 21" W for a distance of 294.04' feet to a point at the beginning of Rapids Lane, thence;

Along a curve to the right having a radius of 43.00 feet and a length of 53.52 feet to a point, thence;

Along a curve to the left having a radius of 60.00 feet and a length of 263.17 feet to a point, thence;

S 70° 04' 21" E for a distance of 112.69' feet to a point, thence;

Along a curve to the right having a radius of 18.00 feet and a length of 28.27 feet to a point at Whitewater Drive, thence;

S 19° 55' 39" W for a distance of 182.32 feet to a point, thence;

Along a curve to the right having a radius of 175.00 feet and a length of 275.87 feet to a point, thence;

N 69° 45' 03" W for a distance of 74.54 feet to a point, thence;

Along a curve to the left having a radius of 225.00 feet and a length of 178.35 feet to a point, thence;

S 64° 49' 57" W for a distance of 18.19 feet to a point, thence;

Along a curve to the right having a radius of 175.00 feet and a length of 120.71 feet to a point, thence;

N 75° 38' 57" W for a distance of 7.52 feet to a point, thence;

Along a curve to the right having a radius of 18.00 feet and a length of 25.07 feet to a point at Double Brook Road, thence;

Along a curve to the left having a radius of 225.00 feet and a length of 24.75 feet to a point, thence;

N 02° 08' 40" W for a distance of 30.48 feet to a point, thence;

Along a curve to the left having a radius of 225.00 feet and a length of 170.46 feet to a point, thence;

Along a curve to the right having a radius of 43.00 feet and a length of 34.89 feet to a point, thence;

Along a curve to the left having a radius of 60.00 feet and a length of 290.31 feet to a point, thence;

Along a curve to the right having a radius of 43.00 feet and a length of 39.74 feet to a point, thence;

Along a curve to the right having a radius of 175.00 feet and a length of 125.86 feet to a point, thence;

S 02° 08' 40" E for a distance of 30.48 feet to a point, thence;

Along a curve to the right having a radius of 175.00 feet and a length of 253.31 feet to a point, thence;

S 80° 47' 22" W for a distance of 62.15 feet to a point, thence;

Along a curve to the left having a radius of 228.00 feet and a length of 128.36 feet to a point, thence;

S 48° 31' 55" W for a distance of 96.45 feet to a point, thence;

Along a curve to the right having a radius of 18.00 feet and a length of 27.72 feet to a point on the northerly sideline of Cohas Avenue, thence;

Southeasterly by the northerly sideline of Cohas Avenue along a curve to the right having a radius of 1480.04 feet and a length of 84.98 feet to the point of beginning.

Acceptance of this dedication by the City of Manchester shall constitute adequate consideration for such dedication. No damages shall be awarded on any account of exercise of the City's governmental function in, on, over, or under the area described herein.

The Grantor agrees that this dedication shall run with the land and shall be binding upon the Grantor and all of its successors and assigns.

**GRANTOR:**

**K&M DEVELOPERS, LLC**

by: 

Name: Manuel D. Sousa, Sr.

Title: Sole Member

**HILLSBOROUGH, SS**

**STATE OF NEW HAMPSHIRE**

Personally, appeared before me, the undersigned officer, Manuel D. Sousa, Sr., individually, and as Sole Member of K&M Developers, LLC known to me, and acknowledged the foregoing to be a free act and deed on this 2/11/ ~~2020~~ 2021.

(Kc)



Name:

Notary Public

commission expires:

/seal/

**KRISTINE M. CARROLL**  
Notary Public - New Hampshire  
My Commission Expires August 8, 2023